

SUMMARY OF PROPOSED GENERAL PLAN REVISIONS  
December 20, 1985

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Community-wide Policy Proposals

UNIVERSITY OF CALIFORNIA

A. Planning Area Boundary

The existing Planning Area boundary is a 43 square mile (27,000 acre) area within which the City of Pleasanton designates the use of lands "which bear relation to its planning." (see Figure 1)

Proposal 1. Retain the existing Planning Area boundary (minus Parcel #25 - R. C. Johnson - see Table 1) and designate the Expanded Planning Area (an additional 20,000 acres) as a Study Zone with a maximum holding capacity of 4,000 housing units (see Figure 2). The area west of Foothill Road within the existing Planning Area also should be studied along with the lands within the Expanded Planning Area.

B. Jobs and Housing

The existing General Plan calls for a "balance among land uses" although "from time to time, housing supply may exceed jobs, or jobs may exceed housing supply."

Proposal 2: The City proposes to add about 3,700 housing units, decrease the number of jobs by about 6,000, designate about 20,000 additional acres within an Expanded Planning Area to investigate the feasibility of providing more housing, and calculate the City's contribution to Tri-Valley housing needs over a 25 year period, in order to improve the relationship between jobs and housing within a reasonable commute distance of Pleasanton. The distribution of projected jobs and housing proposed by these General Plan changes constitute Pleasanton's contribution to achieving a jobs/housing balance within the Tri-Valley Area.

C. Holding Capacity

The existing General Plan, if all land was built out at average densities, could support a population of 63,300 within 22,700 housing units and about 85,500 jobs within 30 million square feet of industrial, commercial and office space.

Proposal 3: The net effect of redesignating the parcels listed in the following land use proposals would be to change the General Plan holding capacity within the existing Planning Area to 72,800 persons within 26,400 housing units and 79,400 jobs within 27 million square feet of industrial, commercial and office space. An additional 11,000 persons could be accommodated within the 4,000 housing unit holding capacity proposed for the Expanded Planning Area, although specific land uses have not been designated at this time.





#### D. Specific Plans

The existing General Plan allows each parcel to be reviewed and approved on a case by case basis and does not provide for an evaluation of land use, infrastructure and other factors in large areas of undeveloped and underdeveloped land.

**Proposal 4.** The City should designate two large parts of Pleasanton as Specific Plan Areas in order to coordinate land uses, capital improvements, public facilities and other factors. These two areas include the Stoneridge Drive Corridor and Downtown (Parcels #24 and #16 on Figure 3).

#### E. Residential Densities

The existing General Plan includes three residential land use designations. Low Density Residential allows 0 to 2 units per acre; Medium Density Residential allows 2 to 8 units per acre; and High Density Residential allows 8 units and greater per acre.

**Proposal 5:** The City should add a new Residential land use category to the General Plan Map called Rural Density Residential which would allow a maximum of 1 unit per 5 acres and encourage clustering of units on half acre lots and larger.

#### F. Conversion of Employment Generating Uses

The existing General Plan contains about 3,000 acres of industrial, commercial and office uses which could support approximately 85,500 jobs.

**Proposal 6:** The City should redesignate about 500 acres of this land to other uses thereby reducing the number of jobs at buildout by about 6,000.

#### G. Commercial Centers

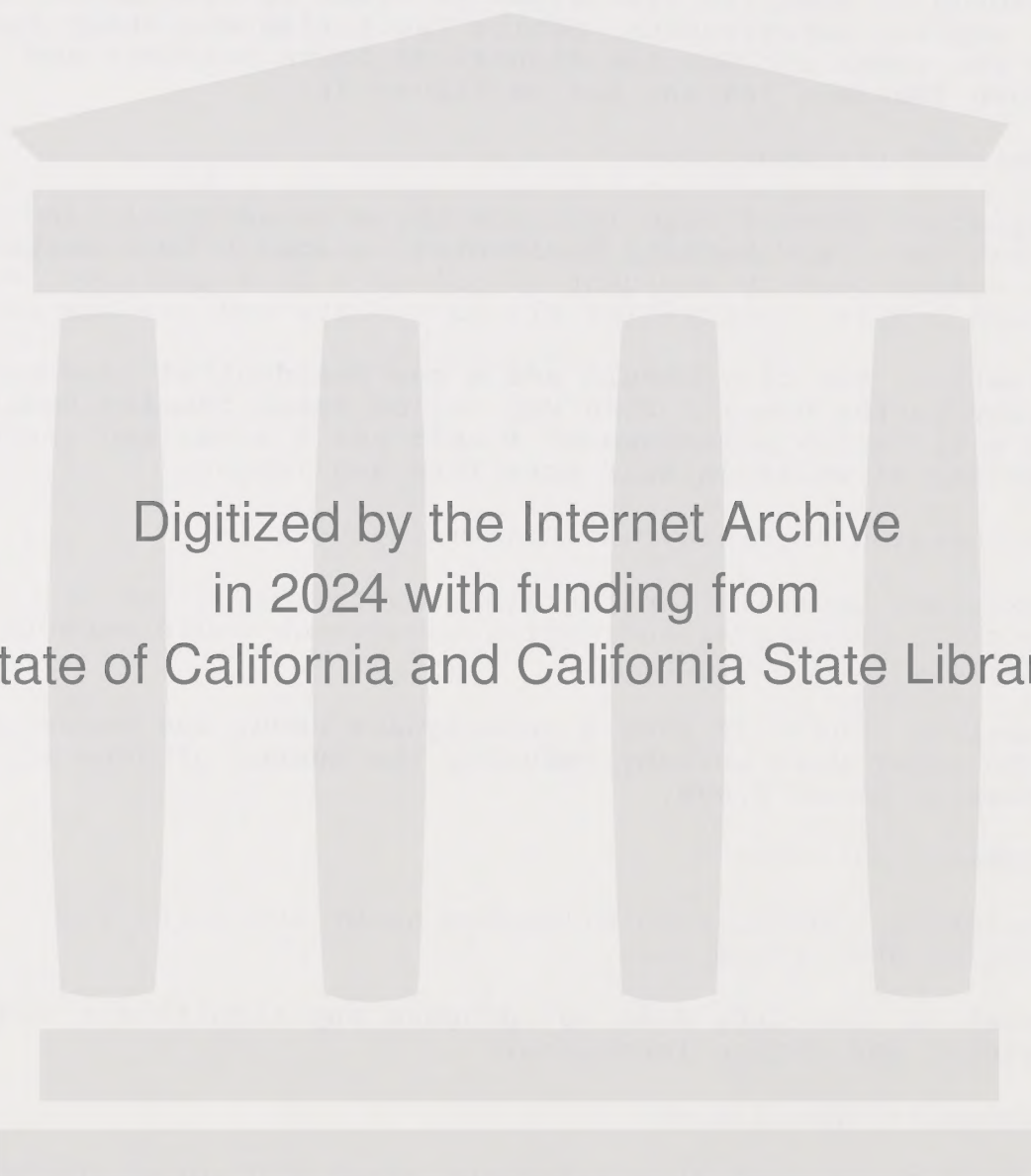
The existing General Plan allocates about 800 acres for commercial and office uses.

**Proposal 7:** The City does not propose any significant change in commercial and office locations.

#### H. Community Facilities

The existing General Plan allocates about 800 acres of community facilities including schools, fire and police stations, churches, city hall and other uses.

**Proposal 8:** The City proposes to add a site for a municipal golf course, a larger library, a new corporation yard, a hospital and three parks.



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## I. Open Space

The existing General Plan allocates about 9,350 acres for Public Health & Safety but is unclear as to how this land can be used.

**Proposal 9:** The City proposes to retain about 8,150 acres of this land in open space and not allow construction other than for single family homes on existing lots of record. This land consists of steep slopes, unstable terrain and high elevations on Pleasanton Ridge and the Southeast Hills. The remaining 1,200 acres is proposed for Rural Density Residential use allowing 1 unit per 5 acres. This land is less steep, more stable and located on lower elevations closer to existing development on Pleasanton Ridge and the Southeast Hills. The proposed redesignation would establish an area of large lot, low density homes in peripheral areas of the City which would act as a buffer between the more developed areas of the Valley floor and the agriculture, grazing and open space uses further away from town.

### Parcel Specific Land Use Proposals (see Table 1 and Figure 3) (1)

#### West of Foothill Road

**Parcel 1 - Various Owners:** Retain the approximately 3300 acres of Public Health & Safety (PH&S) in areas above 670 feet or greater than 25% in slope. (No change in General Plan holding capacity)

**Parcel 2 - Various Owners:** Redesignate approximately 250 acres from PH&S to Rural Density Residential (RDR) allowing 1 housing unit per 5 acres on all lands below 670 feet in elevation and less than 25% in slope. (Net gain = 49 housing units)

#### Between Foothill Road and I-680

**Parcel 3 - Mozart:** Redesignate 20.4 acres from High Density Residential (HDR) to Commercial and Office (C&O) and .9 acres from HDR to Public and Institutional (P&I). (Net gain = 1,016 jobs and net loss of 347 housing units)

(1) For definitions of General Plan Land Use designations, see last page of Table 1





Parcel 4 - T.M.I.: Redesignate 32 acres from Agriculture and Grazing (A&G) to Medium Density Residential (MDR); and 3 acres of the 120 acre portion from LDR to P&R for use as an historical park featuring the Alviso Adobe. The entire 152 acre parcel should be designated as an "urban reserve" and not developed until 1996 or later. (Net gain = 157 housing units)

Parcel 5 - SFWD: Redesignate 193 acres from A&G to Park & Recreation (P&R) for possible use as a golf course. The entire parcel should be designated as an "urban reserve" and not developed until 1996 or later. (No change in holding capacity)

Parcels 7 & 8 - SFWD: Redesignate the entire 344 acres from Agriculture & Grazing or Industrial (A&G/I) and General and Limited Industrial (G&LI) to an urban reserve area containing mostly Medium Density Residential with some High Density Residential, Commercial & Office, Public & Institutional (P&I) and Park & Recreation (see Table 1). The urban reserve area should not be developed until 1996 or later. (Net gain = 1,350 housing units and net reduction of 1,572 jobs)

Parcel 10 - Prudential: Redesignate 260 acres from G&LI to Industrial, Commercial & Office (IC&O). (No change in holding capacity)

Parcel 16 - Various Owners: Add a "Specific Plan" designation to the downtown area. (No change in holding capacity)

Parcel 18 - PG&E: Redesignate 12.3 acres from C&O to P&I. (Net reduction of 347 jobs)

Parcel 22 - Saint Clare's Church et al: Redesignate 3.1 acres from HDR to P&I. (No change in holding capacity)

Parcel 23 - Various: Retain 5,640 acres as PH&S. (No change in allowable holding capacity) except in the following areas:

Parcel 23A - Lin: Redesignate about 525 acres of the 600 acre parcel from PH&S to RDR with an allowable density of 1 unit per 5 acres. (Net gain = 105 housing units)

Parcel 23B - Lund: Redesignate about 180 acres of the 197 acre parcel from PH&S to RDR. (Net gain = 36 housing units)

Parcel 23C - Foley: Redesignate 100 acres of the 616 acre parcel from PH&S to RDR. (Net gain = 20 housing units)

Parcel 23D - Foley: Redesignate 100 acres of the 482 acre parcel from PH&S to RDR. (Net gain = 20 housing units)

Parcel 23E - Spotorno: Redesignate 47 acres from PH&S to RDR. (Net gain = 9 housing units)





## Northeast Pleasanton

Parcel 24 - Various Owners: Redesignate about 311 acres from G&LI, LDR and Sand & Gravel Harvesting (S&G) to a Specific Plan Area allowing a mix of Medium and High Density Residential uses in approximately the same mix as exists throughout Pleasanton today including areas for commercial, park and public uses (see Table 1). (Net gain = 1,212 housing units and net reduction of 3,313 jobs)

Parcel 25 - Johnson: Because this 197 acre parcel has been annexed to the City of Livermore, it should be removed from Pleasanton's Planning Area. (No change in holding capacity)

Parcel 26 - Busch: Redesignate 8.7 acres of this 34.7 acre parcel from MDR to HDR. (Net gain = 87 housing units)

Parcel 27 - Busch: Redesignate 17 acres of this 72.7 acre parcel from S&G to P&I and redesignate the remaining 55.7 acres from S&G to MDR. (Net gain = 278 housing units)

Parcel 28 - Kaiser: Redesignate 70 acres of this 91 acre parcel from G&LI to S&G. (Net reduction of 1,869 jobs)

## Growth Management Proposals

The City's existing growth management policies regulate residential development over time through the use of population benchmarks, exemptions, long-term agreements and small project allocations. The existing population benchmarks establish a population of 43,300 by the year 1986 and 48,700 by the year 1996. A maximum number of housing units are allocated each year in order to meet the benchmark populations over a ten year period. The yearly allocation may vary from year to year.

Large projects generally are granted Growth Management approvals using long-term agreements which provide the developer with a scheduled number of housing units to be built (typically 50 per year) over several years in exchange for needed public improvements. Smaller projects of less than 50 units constitute the remainder of the yearly allocations. Certain projects which fulfill City policies (such as the provision of low income housing) and certain small projects (e.g., a single family home on a single lot) are granted exemptions from the yearly allocation. Housing units approved under the exemption process are allowed to be built above and beyond the yearly allocation and thus may cause the ten year benchmark to be exceeded. The City is projected to reach a population of about 44,048 by the year 1986 which is 748 persons, or less than 2%, above the adopted benchmark of 43,300. A summary of Growth Management allocations and exemptions since 1980 is contained in Table 3.

**Proposal 10:** The City proposes to replace the existing benchmarks with an annual range of housing units; determine the yearly allocation within that range based on an assessment of





City services and other factors; allocate long-term agreements according to projects' fulfillment of City policies; maintain the existing set of exemptions; allocate sufficient sewage capacity to service projected residential development until 1990; and set aside four major parcels of land as an urban reserve for development after 1996.

The existing benchmarks would be replaced by an annual range of between 260 and 650 housing units per year. The allocation in each year would be determined by the City Council's assessment of infrastructure, public services, employment growth and housing need. Exemptions and unused allocations from preceding years could be added to the annual allocation up to a total of 1,000 housing units in any given year.

Long-term agreements would continue to be used and would be granted to larger projects according to the projects' ability to help meet City policies such as the provision of low income housing, the completion of utilities and the provision of community facilities.

The list of eight exemptions to the Growth Management Program would remain the same as would the Low Income Housing fees and Capital Improvement fees currently charged to residential projects.

Sufficient sewer capacity would be allocated to service projected housing development until 1990. Assuming 650 units per year were allocated in the four years from 1987 through 1990 with a distribution of 75% single family and 25% multiple family, then approximately 550,000 to 600,000 gallons per day of sewage capacity would need to be reserved for residential development.

The four parcels proposed to be set aside in an urban reserve for development after 1996 include the T.M.I. property (155 acres, Parcel 4); San Francisco Water Department parcel west of I-680 (193 acres, Parcel 5), San Francisco Water Department parcel northwest of the Western Pacific tracks (264 acres, Parcel 7), and the San Francisco Water Department parcel southeast of the Western Pacific tracks (80 acres, Parcel 8). The General Plan would show these four parcels as urban reserve with future land use designations and holding capacities described above and shown in Table 1.





TABLE 1  
PROPOSED GENERAL PLAN LAND USE CHANGES (1)

DEC 18, 1985

| #  | OWNER   | ACRES        | EX. GEN PLAN<br>LU CAPACITY | PROPOSED GP<br>LAND USE   | CHANGE<br>CAPACITY       | COMMENTS  |
|--|---|--------------|-----------------------------|---|--------------------------|---|
| <u>WEST OF FOOTHILL</u>                    |   |              |                             |   |                          |   |
| 1  | VARIOUS<br>(above 670' on <25%)                     | 3300.0       | PH&S                        | 0 PH&S  | 0                        | TO BE INCLUDED<br>IN EXPANDED<br>PLANNING AREA<br>STUDY |
| 2  | VARIOUS<br>(below 670' & <25%)                      | 247.0        | PH&S                        | 0 RDR   | 49 HU                    |   |
| <u>BETWEEN FOOTHILL AND I-580</u>          |   |              |                             |   |                          |   |
| 3  | MOZART<br>941-1201-86a                              | 20.4<br>.9   | HDR<br>HDR                  | (347) C&O (1016J)<br>( ) P&I (FIRESTATION)                      | 264,365 SF<br>0          |   |
| 4a   | TMI<br>946-3480-5-3                                 | 32.0         | A&G                         | 0 MDR   | 160 HU                   | PROPOSED<br>TEN<br>YEAR<br>URBAN<br>RESERVE             |
| 4b   | TMI<br>946-3540-1                                   | 3.0<br>117.0 | LDR<br>LDR                  | 3 P&R (ALVISO ADOBE)<br>117 LDR                                 | 0<br>117                 |   |
| 5  | SFWD<br>946-3570-9&10<br>946-3701-1                 | 193.3        | A&G                         | 0 P&R (GOLF COURSE)   | 0                        | PROPOSED<br>TEN YEAR<br>URBAN RESERVE                   |
| <u>SAN FRANCISCO WATER DEPARTMENT LAND</u> |   |              |                             |   |                          |   |
| 7  | SFWD<br>946-3570-4-5<br>946-3630-1-13<br>946-3701-2 | 264.3        | A&G/I                       | 0 HDR(30a)<br>MDR(180a)<br>C&O(20a)(563J)259,182 SF<br>P&R(35a) | 450 HU<br>900 HU<br>0    | PROPOSED<br>TEN YEAR<br>URBAN<br>RESERVE                |
| 8  | SFWD<br>946-3630-1-16a<br>946-3701-3                | 90.0         | G&L1                        | 918,245 MDR(60a)<br>2,135J P&I(20a)(CEMETARY)                   | 300 HU<br>0              | PROPOSED<br>TEN YEAR<br>URBAN RESERVE                   |
| <u>INFILL PARCELS</u>                      |   |              |                             |   |                          |   |
| 10   | PRUDENTIAL<br>941-600-11-2 ETC.                     | 260.0        | GL14,430,000<br>16,150J     | IC&O  | 4,430,000 SF<br>16,150 J |   |
| 13   | PG&E<br>946-1250-9-7                                | 12.3         | 159,656<br>347J             | P&I   | 0                        | SUBSTATION  |
| 22   | ST. CLARE'S<br>941-907-61360                        | 1.1          | HDR                         | 0 P&I   | 0                        | CHURCH  |

(1) Proposed changes to the General Plan, as amended through December 17, 1985





| #                           | OWNER  | ACRES         | EX. LU      | GEN PLAN CAPACITY   | PROPOSED LAND USE         | GP CHANGE CAPACITY  | COMMENTS                            |
|-----------------------------|--|---------------|-------------|---------------------|---------------------------|---------------------|-------------------------------------|
| <u>SOUTHEAST PLEASANTON</u> |  |               |             |                     |                           |                     |                                     |
| 23                          | VARIOUS  | 6546.0        | PH&S        | 0                   | PH&S(5600a)               | 0                   | SEE MAP FOR LINE BETWEEN RDR & PH&S |
| 23A                         | LIN<br>946-2300-2-3b   | 600.0         | PH&S        | 0                   | RDR(525a)<br>PH&S(75a)    | 105 HU<br>0         |                                     |
| 23B                         | LUND<br>946-2632-1   | 197.3         | PH&S        | 0                   | RDR(180a)<br>PH&S(17.3a)  | 36 HU<br>0          |                                     |
| 23C                         | FOLEY<br>946-2661-1-1  | 616.3         | PH&S        | 0                   | RDR(100a)<br>PH&S(516.3a) | 20 HU<br>0          |                                     |
| 23D                         | FOLEY<br>946-2205-2-2  | 432.3<br>50.0 | PH&S<br>A&G | 0<br>0              | RDR(100a)<br>PH&S(382a)   | 20 HU<br>0          |                                     |
| 23E                         | SPOTORNO<br>946-2632-2-2<br>946-2632-21                            | 47.0          | PH&S        | 0                   | RDR                       | 9 HU                |                                     |
| <u>NORTHEAST PLEASANTON</u> |  |               |             |                     |                           |                     |                                     |
| 24                          | VARIOUS  | 311.3         |             |                     | P&I(6a)<br>P&R(25a)       | 0<br>0              |                                     |
|                             |  | 110.5         | LDR         | 109                 | MDR(230)                  | 1150 HU             |                                     |
|                             |  | 44.4          | MDR         | 279                 | HDR(30a)                  | 450 HU              |                                     |
|                             |  | 156.4         | GLI         | 1,795,169<br>4,175J | IC&O(20a)                 | 236,966 SF<br>862 J |                                     |
| 25                          | RCJ<br>998-3750-3-20   | 197.0         | A&G         | 0                   | ---                       | ---                 | REMOVE FROM PLANNING AREA           |
| 26                          | BUSCH<br>946-1250-5-2A   | 34.7          | MDR         | 173                 | HDR(8.7a)<br>MDR(26a)     | 130 HU<br>130 HU    |                                     |
| 27                          | BUSCH<br>946-1250-5-2B   | 72.7          | S&G         | 0                   | MDR(55.7a)<br>P&I(17a)    | 275 HU<br>0         | CORP. YARD                          |
| 28                          | KAISER<br>946-1250-19-1<br>946-1250-36<br>946-1250-39<br>946-1251- | 91.0          | 6&LI        | 803,464<br>1,869J   | S&G(70a)                  | 0                   |                                     |





# NET CHANGE FROM EXISTING TO PROPOSED GENERAL PLAN

|                | <u>EX GENERAL PLAN</u> | <u>PROPOSED CHANGE</u> | <u>PROPOSED GENERAL PLAN</u> |
|----------------|------------------------|------------------------|------------------------------|
| HOUSING UNITS  | 22,745                 | +3682 HU               | = 25,427 HU                  |
| POPULATION     | 63,322                 | +11,999 POP            | = 72,811 POP                 |
| SQUARE FOOTAGE | 29,953,983             | -2,916,075 SF          | = 27,037,908 SF              |
| JOBS           | 85,532                 | -6,085 J               | = 79,447 JOBS                |

## ABBREVIATIONS

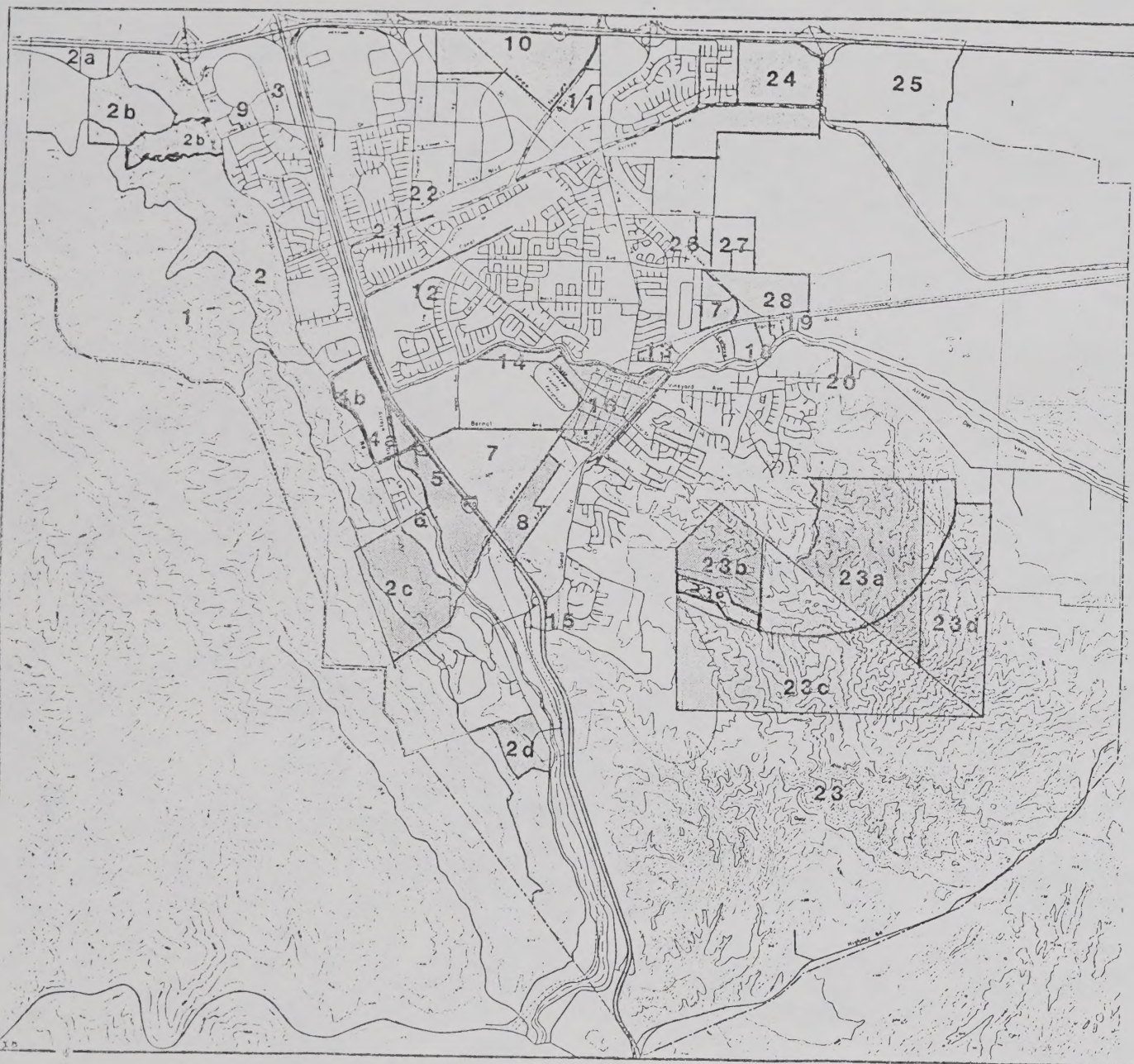
RDR = Rural Density Residential (assumes 1 housing unit per 5 gross acres)  
 LDR = Low Density Residential (assumes 1 housing unit per gross acre)\*  
 MDR = Medium Density Residential (assumes 5 housing units per gross acre)\*  
 HDR = High Density Residential (assumes 15 housing units per gross acre)\*  
 VHDR = Very High Density Residential (assumes 40 housing units per gr. acre)\*  
 C&O = Commercial & Office (assumes 35% Floor Area Ratio; .85 x gross acres)\*  
 G&LI = General & Limited Industrial (assumes 31% Floor Area Ratio; .85 x gr ac)\*  
 S&G = Sand and Gravel Harvesting (assumes no holding capacity)\*  
 A&G/I = Agriculture and Grazing or Industrial (assumes no holding capacity)\*  
 IC&O = Industrial Commercial & Office (assumes 32% Floor Area Ratio; .85 x ga)\*  
 P&I = Public and Institutional (assumes no holding capacity)\*  
 P&R = Park & Recreation (assumes no holding capacity)\*  
 A&G = Agriculture & Grazing (assumes no holding capacity)\*  
 PH&S = Public Health & Safety (assumes no holding capacity)\*  
 HU = Housing Units; SF = Square Feet; J = Jobs; a = acres  
 \* = Unless a specific project holding capacity has been proposed

## Employment Density Assumptions

Office = 260 Square Feet Per Employee; Research & Development = 360 SF/E; Light  
 Manuf./Warehouse/Service Industrial = 590 SF/E; Service Commercial = 490 SF/E;  
 Retail = 510 SF/E; Restaurant = 170 SF/E; Hotel/Motel = 1060 SF/E







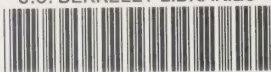
# Figure 3

VACANT PARCELS SUBJECT TO GENERAL PLAN  
LAND USE PROPOSALS

| LEGEND                                |                     |
|---------------------------------------|---------------------|
|                                       | STREETS & HIGHWAYS  |
|                                       | RAILROAD TRACKS     |
|                                       | ELEVATION CONTOURS  |
|                                       | CITY LIMIT          |
|                                       | SPHERE OF INFLUENCE |
|                                       | PLANNING AREA       |
| CITY OF PLEASANTON                    |                     |
| GENERAL PLAN UPDATE                   |                     |
| EXISTING STREET NETWORK               |                     |
| <br><br><small>DATE: 10/10/00</small> |                     |



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